


Total Area: 90.6 m² ... 975 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Reception
15'8" x 13'1"

Kitchen/Diner
9'8" x 17'1"

WC

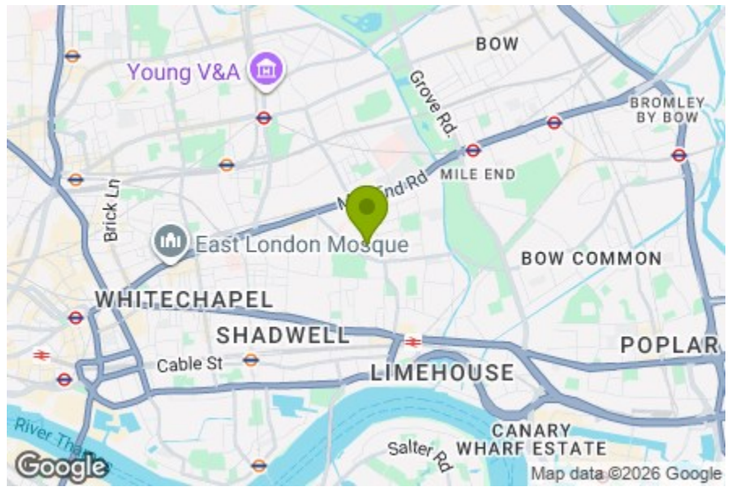
Bedroom
9'9" x 15'2"

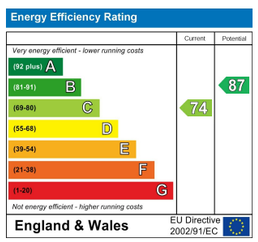
Bedroom
9'9" x 15'1"

Bedroom
6'8" x 10'3"

Bathroom
5'10" x 9'2"

Garden
34'3" x 16'6"




**E11, E7, E12 & E15**
hello11@stowbrothers.com
0203 397 2222

**E4 & N17**
hello4@stowbrothers.com
0203 369 6444

**E17 & E10**
hello17@stowbrothers.com
0203 397 9797

**E18 & IG8**
hello18@stowbrothers.com
0203 369 1818

**E8, E9, E5, N16, E3 & E2**
hellohackney@stowbrothers.com
0208 520 3077

**New Homes**
newhomes@stowbrothers.com
0203 325 7227

**Investment & Development**
id@stowbrothers.com
0208 520 6220

**Property Maintenance**
propertymanagement@stowbrothers.com
0203 325 7228

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# RECTORY SQUARE, STEPNEY GREEN

## Offers In Excess Of £700,000 Freehold

## 3 Bed House

**Features:**

- Three Bedroom House
- Large Private Rear Garden
- Chain Free
- South-West Facing
- Short Walk to Stepney Green Station
- Close to Mile End Park
- Potential to Extend (STPP)
- Approx 975 Square Foot

A three-bedroom freehold house set on Rectory Square, a peaceful pocket of Stepney Green with a lovely neighbourhood feel. Arranged across two floors and offered chain free, it has around 975 square feet of space, a private south-west facing garden and a layout that feels easy to settle into.

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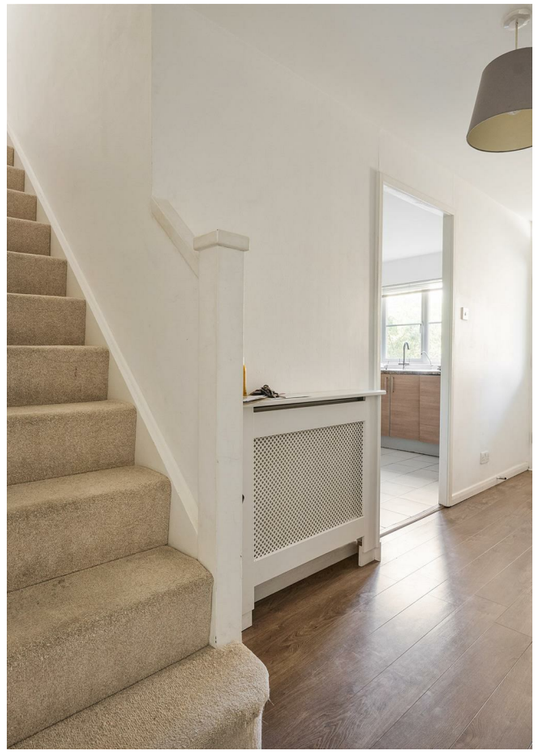
0208 520 3077















IF YOU LIVED HERE...

Step inside and the ground floor has a simple, practical flow, with a generous kitchen/diner at the front and a welcoming reception room to the rear. The reception feels calm and comfortable, with pale walls, and a large window drawing in natural light.

The kitchen/diner is well arranged for day-to-day living, with wooden cabinetry, tiled flooring and space for a dining table. From the reception room, you can step straight out to the private rear garden, which has a lovely tucked-away feel and a south-west facing aspect for afternoon and early evening light. A separate WC adds extra convenience on this floor.

Upstairs, there are three bedrooms and a family bathroom. The two larger bedrooms are well proportioned, while the third would work neatly as a nursery, guest room or home office. Soft neutral tones and carpeted flooring keep the upper floor feeling settled and easy to make your own.

WHAT ELSE?

Stepney Green station is just a short walk away, giving you easy connections across the city.

Mile End Park is close by for open green space, canal-side walks and weekend fresh air.

Stepney City Farm and Genesis Cinema are both nearby, adding a real sense of local character to the area.



A WORD FROM THE EXPERT...

"I feel right at home living in Hackney, even though I am originally from Greece. You can be yourself, wear what you like and always feel welcome. The multicultural spirit shines through in the cafés, restaurants, shops and bars. From specialty coffee and Michelin star dining to parks and art galleries, Hackney has something for everyone. Weekends at Victoria Park or Broadway Market are full of community energy, great food and local makers. The marshes are ideal for dog walks, and nearby you can stop by the Princess of Wales for a Sunday roast, Here East for brunch or Crate Brewery for pizza and a local beer. Homes range from Victorian and Georgian houses to red brick local authority blocks and modern developments with shared roof terraces. I have truly found my place in Hackney, and it holds a special spot in my heart".

EVA BOUZAKI
HACKNEY BRANCH MANAGER

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